

WITNESS AND EXHIBIT LISTUnited States Courts
Southern District of Texas
FILED

UNITED STATES BANKRUPTCY COURT SOUTHERN DISTRICT OF TEXAS		JUN 13 2024
MAIN NO.23-34815	Nathan Ochsner, Clerk of Court	
In re Galleria 2425 Owner, LLC	JUDGE: Jeffrey P. Norman	
	COURTROOM STAFF:	
	DATE: June 17, 2024, 9:00 a.m.	
	PARTY'S NAME: Ali Choudhri	
	ATTORNEY'S NAME: Pro Se	
	Pro Se PHONE: 281.630.6627	
WITNESSES:	NATURE OF PROCEEDINGS:	
	Confirmation of Chapter 11 Plan of Liquidation [ECF No. 194];	
	Motion to Prohibit Credit Bidding [ECF No. 353]	
Ali Choudhri		
Jeff Steidley		
Jerry Alexander		
Scarlett McGeorge		
Faisal Shah		
Edward Castillo		
Christopher Murray		
Mona Dajani		
Michael Carter		
Thomas Phillips		
Omar Bouhadiba		
R.J. Shannon		
Kyung Lee		
Rosalind Branch-Muhammad		
Connie O'Murray		
Bradley Parker		
Nichamoff Law Firm		
Robert Norris		
Anwar-i-Qadeer		
Person with knowledge for National Bank of Kuwait		
Melissa Hayward		
James Wetwiska		
Michael B. Lane		
Mo Nasr,		
Michael Snodgrass,		
Michael Kneifel		
Paul Caldwell		
Data Watch Systems		
Nationwide Security – Allen Hollimon		
Michelle Lee		
Gerald Banks		
Roberto Contreras		
Azeemah Zaheer		
Osama Abullatif		

Bobby Salehi	
Keith Maxwell	
Lawrence Berry	
Gene Myers	
Charles Conrad	
Polo Sun	
Deirdre Brown	
St. Christopher Holdings, LLC	
Arsean Maqami	
Russell Ingrum	
Gilberto Mendoza JR	
Juan Diaz	
Mueller	
Eric Kaup	
Scott Douglass	
David Tang	
Leonard Simon	
Any person listed by any other party	
Rebuttal witnesses	

NO.	DESCRIPTION OF EXHIBITS	Offered	Objection	Admitted	Disposition After Trial
1.	Chapter 11 Plan of Liquidation				
2.	Proof of Claim No. 13				
3.	Proof of Claim No. 14				
4.	Amended Objection to Claims 13, 14				
5.	Objection to Chapter 11 Plan of Liquidation				
6.	Second Amended Original Petition in Case No. 2024-27168				
7.	Amended Complaint for Equitable Subordination and Damages by 2425 WL, LLC				
8.	Amended Petition 2023-22748				
9.	Motion for Entry of Order Authorizing Creditor to Pursue Estate Claims				
10.	Petition in Adv. No. 23-60036				
11.	June 12, 2024 email from Fitzmaurice				
12.	Pages from Schedule [ECF No. 70]				
13.	Order and Notice Approving Disclosure Statement [ECF No. 276]				
14.	Summary from Jerry Alexander				
15.	Background on Jerry Alexander				
16.	Email from R.J. Shannon dated April 26, 2024				

17.	Notice of Rule 2004 Examination of National Bank of Kuwait				
18.	CA/NDA executed by Paul Caldwell				
19.	Emergency Motion to Compel National Bank of Kuwait and exhibits thereto				
20.	Notice of Deposition/Subpoena Duces Tecum to National Bank of Kuwait				
21.	Email Chain between National Bank of Kuwait and 2425 WL, LLC re deposition				
22.	Rough draft of transcript from June 5, 2024 deposition of Michael Carter as corporate representative of National Bank of Kuwait				
23.	Emails between Trustee and National Bank of Kuwait				
24.	August 16, 2021 email from 2425 WL, LLC to National Bank of Kuwait				
25.	July 2, 2022 email from Ali Choudhri to Michael Carter of National Bank of Kuwait				
26.	Excerpts from prior deposition of Michael Carter in state court litigation				
27.	Email from Trustee to Choudhri dated March 19, 2024				
28.	Emails between National Bank of Kuwait and Trustee that National Bank of Kuwait failed to produce				
29.	Email chain between Trustee and National Bank of Kuwait dated May 12, 2024; NBK_R2004-000953				
30.	Letter from Dr. Sajid Ali regarding Mr. Choudhri's medical condition and restrictions dated June 7, 2024				
31.	April 21, 2020 Appraisal Report for 2425 West Loop South				
32.	Lease agreement between 2425 Galleria Owner, LLC and Hunan SanShang Trading Co, LTD				
33.	Lease agreement between Galleria 2425 Owner, LLC and Vaxanix Bio Ltd.				
34.	Hilco sale brochure re: 2425 West Loop South				
35.	MRI report for Ali Choudhri from Townsen Memorial Hospital dated June 2, 2024				
36.	June 28, 2023 letter from Conrad to Wetwiska re settlement				
37.	April 26, 2024 letter from Sather to Trustee re buying claims against NBK				
38.	April 5, 2024 letter from Anwar Qadeer re purchase of property				
39.	March 26, 2024 offer to purchase property				
40.	April 3, 2024 email from Sather to Trustee re buying NBK claims				

41.	June 28, 2023 letter from Wetwiska to Conrad				
42.	Engagement letter between Galleria 2425 Owner, LLC and Baker Botts				
43.	Emails between Ali Choudhri and Trustee				
44.	Loan Agreement between National Bank of Kuwait and debtor				
45.	R.J. Shannon notes of call with Paul Caldwell TEE0008626				
46.	CBRE Opinion of Value				
47.	June 2023 Cushman Wakefield Appraisal				
48.	January 17, 2023 Letter of Intent				
49.	June 28, 2023 email from Rompsen to Ali Choudhri regarding proposed purchase of property				
50.	June 2023 Irrevocable Agreement for Sale and Purchase of Property				
51.	April 28, 2024 letter from Ali Choudhri to National Bank of Kuwait accepting offer to purchase property				
52.	April 18, 2024 offer from QB Loop Property LP to purchase National Bank of Kuwait note				
53.	Certificate of Formation for QB Loop Property LP				
54.	January 24, 2024 Confidentiality & Non-Disclosure Agreement with Hilco				
55.	Email from Michael Carter to Sheriff Ezz, et al dated April 16, 2021				
56.	Email chain between Azeemah Zaheer and National Bank of Kuwait				
57.	PowerPoint presentation regarding National Bank of Kuwait and debtor issues				
58.	Information on IWG				
59.	Management Agreements with IWG				
60.	Email chain between Azeemah Zaheer and National Bank of Kuwait dated August 2, 2021				
61.	Information sheet regarding Vaxanix Bio, Ltd.				
62.	August 5, 2020 email from Michael Carter to Bassem Boustany				
63.	Memorandum regarding potential claims against National Bank of Kuwait				
64.	July 20, 2023 declaration of Michael Carter				
65.	August 31, 2023 Memorandum Opinion by Houston 1 st Court of Appeals				
66.	Lease Agreement between Galleria 2425 Owner, LLC and 2425 West Loop LLC				
67.	June 4, 2021 order on motion to expunge lis pendens				
68.	April 8, 2019 order on joint motion to compel enforcement				
69.	July 20, 2017 order on motion to expunge lis pendens				
70.	Metro City Bank bank statement for 50BH LLC				

71.	Redacted bank statement				
72.	Plaintiff's request to inspect original documents filed in Harris County Court at Law 1				
73.	Transcript regarding Motion for Temporary Injunction in Harris County District Court, Case No. 2019-61734				
74.	Email chain between Azeemah Zaheer and Michael Carter dated April 30, 2019				
75.	Email chain between Azeemah Zaheer and others regarding appraisal dated January 24, 2019				
76.	Amendment No. 1 to Amended and Restated Limited Liability Company Agreement of Galleria 2425 JV, LLC				
77.	Credit Proposal Summary for Galleria 2425 Owner, LLC				
78.	Trustee Motion for Entry of an Order for Sale of Property [ECF No. 188]				
79.	Trustee's Omnibus Reply [ECF No. 247]				
80.	Photo of Hilco sign at property				
81.	April 30, 2024 Order Granting Trustee's Application to Employ Hilco Real Estate, LLC				
82.	May 15, 2024 Order on Motion to Vacate (ECF No. 330)				
83.	Email from Jerry Alexander to R.J. Shannon dated February 26, 2024				
84.	Email from Jerry Alexander to R.J. Shannon dated April 3, 2024				
85.	Email from Sheryl Chandler to Jerry Alexander and others dated February 19, 2024				
86.	Email from Jerry Alexander to Trustee and others dated February 15, 2024				
87.	February 21, 2024 letter from Jerry Alexander regarding lender liability				
88.	June 13, 2024 offer to purchase National Bank of Kuwait claims from estate				
89.	June 27, 2023 Appraisal				
90.	2022.03.23 Signed TI against NBK				
91.	Confidential Settlement Agreement filed by Trustee				
92.	Hilco Email				
93.	Trustee Emails				

UNITED STATES BANKRUPTCY COURT

SOUTHERN DISTRICT OF TEXAS

IN RE:

Galleria 2425
Owner LLC

§
§
§
§
§

CASE NO. 23-34815

USB -

On File in Clerk's office

DOCUMENT IS:



LOOSE IN FILE



IN VAULT SEALED



IN BROWN EXPANDABLE FOLDER

INSTRUMENT # _____